

REFERENCE TITLE: municipal rental inspections; technical correction.

State of Arizona
Senate
Forty-eighth Legislature
Second Regular Session
2008

SB 1301

Introduced by
Senator Burns

AN ACT

AMENDING SECTION 9-1305, ARIZONA REVISED STATUTES; RELATING TO MUNICIPAL RENTAL INSPECTIONS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:
2 Section 1. Section 9-1305, Arizona Revised Statutes, is amended to
3 read:

4 9-1305. Inspection fees: penalties

5 A. A city or town shall not charge a fee for nonpermit related initial
6 exterior inspections, ~~FOR~~ initial interior inspections that are requested by
7 an owner of record or a lawful tenant, for initial interior inspections
8 pursuant to issuance of a warrant, ~~FOR~~ initial annual inspection pursuant to
9 a residential rental inspection program or for an initial follow-up
10 inspection where all building code violations identified to the property
11 owner with a written notice or citation have been corrected.

12 B. A city or town may charge a reasonable fee:

13 1. For each subsequent follow-up interior or exterior inspection to
14 ensure compliance with a citation or notice issued for violations of the
15 building code that materially affect the health and safety of residents.

16 2. If an owner fails to correct a violation for which a notice or
17 citation has been issued and the owner has been given adequate time to
18 correct the violation. For the purposes of this paragraph, adequate time
19 shall be no less than fifteen calendar days. For the purpose of this
20 section, a reasonable fee may include the costs incurred by the city or town
21 for all related inspections prior to the failure of the owner to correct
22 identified violations.

23 C. Notwithstanding subsection B, a violation of the building code that
24 immediately threatens the health and safety of occupants shall be cited and
25 repaired immediately.